

"Saving A Church For All Seasons"

Church Roof Project Update 1

The Church Project Board has now appointed a **Project Manager** and **Architect** and is in the process of appointing four consultants to help with the **Development Phase** of the project.

The Development Phase is about ensuring that all practical arrangements and permissions are in place for the submission of a Delivery Phase application to The National Lottery Heritage Fund to activate all our plans - which include:

- ⇒ fixing the north aisle roof;
- ⇒ introducing a new community space in the north aisle and a tea station and accessible toilet in the Church;
- ⇒ recognising Parish connections with the former Royal Palace of Beaulieu;
- ⇒ recognising 1,000 years of architecture; events programmes on local heritage/a heritage display area and introducing a Friends of St Andrew's Group.

This Phase would not have been possible without national lottery players.

Should you wish to know more about the project do please ask any of the Project Board - John Bostock (Project Lead), Peter Horton, Tony Freeman, Nick Fenning-Mills and Bob Taylor.

With Grateful Thanks to All The National Lottery Players

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Development Phase Update 2, 1st November 2025

The Church Project Board has now appointed four consultants to help with this phase:

- **Activity Plan** – who will co-ordinate public consultation and work on bringing Beaulieu@500 and all the other plans to life.
- **Inclusion and Access** – who will work on maximising Church accessibility.
- **Business Plan** – who will produce a plan demonstrating project viability beyond the lottery funding period.
- **Evaluation** – who will monitor and evaluate the project for success and failures.

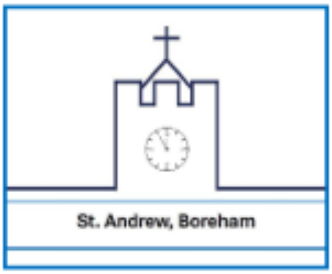
Additional professionals are also involved including an archaeologist, ecologist and structural engineer and various surveys in relation to the north aisle roof and proposed facilities are being commissioned. There has already been a measured survey of the Church building (ensuring internal and external dimensions are accurate) and a number of documents worked on (such as a stakeholder management plan and risk register).

The Project Board is having bi-monthly meetings with representatives of The National Lottery Heritage Fund and the Project Team (the Project Manager, Architect, appointed consultants and other professionals) are meeting every two weeks to progress matters.

This phase would not have been possible without
The National Lottery players. Thank You.

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Development Phase Update 3, 1st January 2026

We now have a professional measured survey of the building.



Copy of a slide from the survey.

- An application has been made to the Diocese of Chelmsford for permission to proceed with some trial pit and internal ceiling plaster removal works.
- There is also to be a timber survey, CCTV. drainage survey and bat survey. These works will inform our delivery stage application to The National Lottery Heritage Fund planned for later this year.
- Conservation Management and Management and Maintenance plans are being worked up. These recognise the value of the Church to the community and beyond and will contain recommendations to secure the Church for future generations.
- The skills available within the Church and its digital offer are under consideration along with how to maximise accessibility and introduce activities and events related to Church history and heritage that would be supported by the community.

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Development Phase Update 4, 1st March 2026

There has been considerable work accomplished on the part of the team of consultants during the winter months. Following the measured survey of the entire building, the various consultants have been working together interlinking on areas included below:

Architectural Aspects

Investigatory works are underway within the Church on the precise condition of the north aisle roof and the ground conditions in relation to a kitchen and wheelchair accessible toilet. Works include the asbestos survey, bat roost, CCTV drainage and timber surveys.

Inclusion and Access

Project consultants are visiting Boreham and developing the audience consultation and pilot activities and recommendations that will maximise accessibility of the Church for all.

Evaluation Planning and Finance

Written frameworks that will allow evaluation of the project to accord with National Lottery Heritage Fund requirements are under production together with future income stream possibilities and a sound financial strategy for the Church.

Historical Aspects and Activity Plans

There is ongoing consultation with Historic Royal Palaces and the University of York in relation to recognising the connections of the Church with the former Royal Palace of Beaulieu.

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Development Phase Update 5, 21st May 2026

All the appointed Consultants are working hard towards a mid-stage review by National Lottery Heritage Fund officials at the end of July/beginning of August. The review is a key moment in checking that the project is looking good for our planned Delivery Phase application in November.

The Church Parochial Church Council is considering a Church Conservation Plan at its next meeting and work is underway on a Business Plan (to help with financial resilience) and an Access and Inclusion Plan aimed at maximising accessibility of the Church building.

There has been a variety of consultation exercises at Boreham events in recent weeks and we would like to thank everyone from the Village who was able to contribute. The feedback will inform and help develop project proposals and the November application for permission to proceed into the Delivery Stage of the project.

Should you wish to know more about the project do please ask any of the Projects Board - John Bostock (Project Lead), Peter Horton, Nick Fenning-Mills and Bob Taylor.

Planning Team and John's Tours at Boreham May Fair



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Development Phase Update 6, 21st June 2026

Despite a splendid weekend of village Open Gardens and Concert in church which together raised just over £3,000 earlier this month, we continue to struggle in meeting the strict demands of The National Lottery Heritage funding. Therefore, after much discussion the Project Board has decided that the Delivery Phase application should be made in March 2027.

The driver for this is clear indication from our NLHF Investment Manager and Independent Consultant that the Lottery Fund now looks for match funding to have been secured at the point of application.

In our own case, that places a requirement on our Fundraising Consultant, Sian Newton, to have secured both the originally anticipated £70,000 and the additional shortfall of £72,581, which is a result of the Government having withdrawn its coverage of the VAT element for churches after we had submitted our Development Phase application.

With the economy having tightened it is also the case that, over the last year, major grantees have reviewed and tightened up their conditions.

Given that we are in competition with other organisations (not just churches), St Andrew's needs to be as well positioned as possible.



Fundraising Concert

Should you feel able to help towards meeting the targets above, please use the QR code below or make a direct payment to Lloyds Bank.

Give a Little

Payable to: Parochial Church Council of Boreham / Boreham PCC,

Sort Code : 30-91-85 Account Number : 02387192

Thank you so much.

Development Phase Update 7, 14th September 2026

Final drafts of the Project Activity Plan and separate Business Plan are being considered by the Project Board. The Activity Plan sets out and costs all the community and history related events. The Business Plan sets out income streams and possibilities during and after Project completion.

Applications are being made for grants from Trusts so that we can show The National Lottery Heritage Fund (NLHF) that match funding is in place.

We are looking at how best to present concerns about the condition of the tiles on the north side of the nave roof to the NLHF.

An Inspector from Historic England (a statutory consultee) has visited the Church and there will soon be a visit by a Committee responsible for advising the Diocese on works to churches.

The recent public consultation event was well attended and helpful in confirming support for the Project - thank you to all who contributed.

Should you wish to know more about the Project do please ask any of the Project Board - John Bostock (Project Lead), Peter Horton, Nick Fenning-Mills and Bob Taylor.

With grateful thanks to all Lottery Players,
without whom this project would not be possible.
Thank You.





Development Phase Update 8, 31st October 2026

As we approach the end of 2026, this first phase of our project – The Development Stage, is drawing to a close in readiness for the application to undertake the second phase – The Delivery Stage.

Points to note:

- The Church Project Board is working with our appointed Project Manager, various Consultants and the Architect towards an important review meeting in December. The meeting will be attended by the National Lottery Heritage Fund's Head of Investment, the Investment Manager for our Project and a Consultant appointed by The Heritage Fund. The meeting will be key in terms of whether we are able to proceed with submitting a Delivery Phase application in February.

- Our Inclusion and Access Consultant and Activity Planning Consultant have continued their work with individuals and organisations in Boreham and beyond to help inform the Delivery Phase application. This has included developing disability awareness training.

- There is currently an emphasis on submitting grant applications to various County and national organisations to develop the type of match funding that The Heritage Fund likes to see submitted with a Delivery Phase application (such as Historic England, the Essex History and Archaeology Society and the Essex Heritage Trust).

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Thanks again to all Lottery Players.

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